



Townsend Council Meeting Minutes July 5, 2017

7:30 pm – Council Meeting

- I. Call to Order: 7:27 pm
- II. Opening Ceremonies
 - a. Roll Call: Mayor Rudy Sutton, CM Jermaine Hatton, CW Lorraine Gorman, CM Steve High, TA Fred Townsend, TE June Andres, TM Dawson Green, TC Cathy Beaver
 - b. Pledge of Allegiance: Pledge was said
 - c. Recognition of Visitors: Mayor Sutton thanked the 12 visitors for coming and added it is always good to hear the residents' thoughts on our community.
 - d. Announcements: none
- III. Additions/Deletions to Published Agenda:
 - a. Mayor Sutton asked to delete 8e, CW Cook could not attend meeting.
 - b. CM Hatton deleted 7a, the police are not here
 - c. CW Gorman motioned, CM High seconded with unanimous vote to accept the agenda with the above deletions.
- IV. Allyson Willis – Update on Townsend Historical Report
 - a. Allyson said she has finished 2 scrapbooks which she has with her if anyone wants to look at them after the meeting and hopes to finish the third one next week. She is also working on the driving and walking tour of Townsend. There are 135 historical sites in Town which lead to 216 buildings, but she said she cut it back to 17 houses for the walking tour 22 sites for the driving tour.
 - b. Mayor Sutton asked Allyson to explain to our residents why she is doing this project.
 - c. Allyson stated she is working on earning her Girl Scout Gold award. My family owns the car lot on the corner and so I have an investment in Town. Thought this would be a good project.
- V. Council Minutes - none
- VI. Mayors Report – nothing to report
- VII. Reports
 - a. State Police: Lt. Anthony Hudak - deleted
 - b. Representative Jeff Spiegelman
 - Kate Wilson, legislative aide for Rep Jeff said he is sorry he hasn't been to the last several meetings. He has been very busy with the budget meetings. Kate asked if anyone had any questions.
 - TA Townsend asked when the new transfer tax goes into effect?
 - Kate said with all contracts starting August 1st.
 - Mayor Sutton asked Kate to thank Rep Jeff for all his work on the budget to protect the municipalities.
 - c. Town Attorney Fred Townsend III:
 - Apologized for missing the last meeting. Have the draft of the streetlight ordinance and will have suggestions before it is introduced although it looks very well done.
 - CM Hatton thanked TA Townsend for reviewing the contract with Waste Industries last week, was very beneficial.
 - d. Town Engineer Aquilino Andres Jr.:
 - Building is progressing in TVI and TVII.

- TVII West – still responding to developers’ questions on requirements to turn over to the Town, don’t have a date yet but they are aware they have to post escrow depending on the date it is turned over to the Town.
 - Light pole solar panels – Delmarva doesn’t have a group that knows anything about this. Am still working on it.
 - TM Green asked what this is about.
 - CM High explained that the NCC National Guard airport has solar panels on all their electric poles and he asked TE Andres to look into it.
 - TM Green said they must own the poles because Delmarva doesn’t permit a 3rd party to attach anything to their poles.
 - CM Hatton said this law was just modified/changed in Leg Hall. It will permit the state to get to 5g.
 - CW Gorman asked when the landscaping in TVII West will be finished. We need to do due diligence for our residents and make sure they are notified about the trees.
 - TE Andres said he will check into it.
 - Mayor Sutton asked TE Andres if he gave the punch list to Sapperstein and has he given a deadline for the work to be finished?
 - TE Andres said he has the list but hasn’t given a date yet.
- e. Town Manager Dawson Green:
- Mayor Sutton asked for a draft of the streetlight ordinance. There is a copy in Council’s folders for review.
 - Talked to Rob Allen about putting speed limit signs up in the developments. TM Green asked TE Andres to tell Sapperstein he needs to put speed limit signs up in TVII West and it needs to be added to his punch list.
 - Property taxes should go out at the end of the month.
 - CM High asked how long before the stop sign is re-installed at the entrance to TVI, said he is concerned about the safety of the residents.
 - TM Green said he talked to DelDot and is waiting to hear back from them but will contact Rob Allen also; we have a stop sign, they can get a pole and put it back up.
 - Mayor Sutton asked TM Green to give Sapperstein a deadline for the punch list to be completed. Maybe it will speed things up.
 - TM Green said he has had this conversation with Mark many times and he always makes promises and never comes through. If it isn’t done in a timely manner, he will have to put up the escrow.
 - CM High suggested we give him a deadline and if he doesn’t meet it, then make him put up the escrow.
 - CM Hatton said we should get the escrow first; don’t want to be on the hook for any of the money.
 - TM Green said he has some outstanding invoices and definitely needs to replenish the escrow account.
 - Mayor Sutton said some of Mark’s areas that have been finished in TVII East have gone bad and need to be added to the punch list to be fixed.
 - TM Green said he is nowhere near done on either side.

VIII. Committee Reports

a. Finance: CM Jermaine Hatton

- Was at Leg Hall over the weekend with the League. MSA was replenished to 5 million dollars and the CTF funds were approved in the budget. This is big for Phase II of the streetscape. Senator Ennis and Rep Jeff agreed to put \$25,000.00 from their CTF funds toward the streetscape so the Town won’t have to pay anything for this phase, they will cover the 10% the Town will be responsible for.

- MSA should go up this year as we gained about 1 ½ miles of additional streets.
- There was a 1% increase in transfer taxes.
- Prevailing wage reform passed and contractors will be paid prevailing wage on all state, city and county projects. This will raise the cost of all projects we wish to do.
- The new budget was approved 2 weeks ago, started July 1st.
- Had 1.428 million in income last fiscal year and 1 million paid out to run the Town. We had over \$480,000 in expenses and made it up in revenue.
- CW Gorman asked for the numbers for Mr. Hanlin and Hatton said it is in his other folder, he will email her the numbers tomorrow.
- Ms. Albert asked if know approximate amount owed in back property taxes from last fiscal year.
- CM Hatton said he doesn't have a number and doesn't want to ballpark it, would be guessing and some houses have gone to sheriff sale which will clear some of them up. After more questioning, CM Hatton said he believes it is between 40-50 thousand dollars owed in back taxes, some more than 5 years old.
- A resident asked if the Town takes homes to sheriff sale.
- CM Hatton said it would cost the Town a lot more money to do this than what we would collect.
- Ms. Albert asked if a procedure is in place so homes that go to sale won't be an eyesore for another year.
- CM Hatton stated the property she is referring to had a deed issue involved.
- TM Green said the bank called us today. He added the banks are doing a better job maintaining the properties.
- Ms. Albert stated there are other properties with these issues also.
- CM Hatton said the Town has a true munitions process in place now which follows county procedure.

b. Public Works: Mayor Rudy Sutton

- Artesian Water had the water tank on Lattomus Street removed June 21st.
- Called Delmarva to take it a step further with the streetlight issue; CM Hatton has done a great job. Asked the cost of purchasing the poles in Town as another option.
- Mr. Haines asked what they will cost and is a grant available.
- Mayor Sutton said he is waiting for a reply to his email with the number of poles in Town, hope to have the number by the next meeting. We may get a grant for the new lights but doubt would get one for the old lights.
- Mr. Emsley asked if the Town owns any street lights and was told no.

c. Land Use & Development: CM Jermaine Hatton & CW Lorraine Gorman

- CW Gorman said she has nothing.
- Mr. Willis said he is proceeding with the engineers for the corner for Royal Farms. They want a physical traffic count. I can give a "donation" of \$21,000 to DelDot and they will do a small study (5-mile radius) or I can donate "\$30,000" and they will do a traffic study from Rt 13 to Greers Corner Road, Pine Tree Corner Road to 13 to Caldwell Corner Road, every access into Town. Would like to know if the Town would pay the \$9,000 difference to do the bigger study and get a truer traffic count. DelDot believes we run around 18,000 cars a day, Royal Farms wants 20,000 a day, this is part of their requirement to build. I will be doing something in the next 2 weeks as we want to proceed with our plans for Royal Farms and self-storage. Royal Farms is looking at Pine Tree Corner Road and Rt 13 now for the traffic. I have our wetland delineation done and DelDot will give us an egress on Pine Tree and Rt 71. DelDot won't do the study, we have to hire a third party and we have 60 days.
- Mayor Sutton asked Mr. Willis to explain how this will benefit the Town.

- Mr. Willis said it will open the Town up for additional growth including new commercial business in Town which will be additional revenue for the Town. Will open opportunities up for the Town.
 - CW Gorman suggested Mr. Willis talk to some of the other businesses to see if they would be interested in doing this.
 - Mr. Willis said J. Redrow isn't interested nor is Smith's Liquors. He added he has offered to buy several of his neighbors' properties but they aren't willing to sell right now.
 - TM Green said the wider the study is for traffic, the better it will be for Mr. Willis, get a study of the entire zip code.
 - Mr. Willis said it is for the zip code but they won't cross 13, it is for traffic this side of 13.
 - Mayor Sutton stated Council will get back to him.
- d. Veterans Committee: CM Steve High & CW Cindy Cook
- CM High said he has had a preliminary discussion with the Army/Air National Guard to possibly enlarge the monument in the Town park. No details yet. Personally would love to have an elevated helicopter mounted in the park.
- e. Community Relations: CW Cindy Cook – deleted
- Volunteer of the Year Nominations
 - Award Townsend Scholarship – Madison E. Cook
- f. Public Safety: CM Steve High
- After discussions with the State police and Middletown police – thought process is it is summertime, people come home and leave cars unlocked – please – not a good time to leave your car unlocked. There has been a rash of thefts, they pull up, check the doors and if unlocked they steal whatever they can get. Always lock your car no matter where you are, be vigilant of your surroundings. There are people out there that want to take your stuff. This is a quiet Town and community and the thieves are out there – they know we don't have our own police force. Shut your garage doors also, that is an invitation not only into the garage but possibly into your house.
 - Mr. Haines said people's homes and cars were egged on Lattomus Street over the weekend. Speeding is still a huge issue on Commerce, have said it for years and it is like talking to deaf ears. Police sit at the fire hall, what good are they doing. If something happens to any of my family members, I will sue this Town.
 - Mayor Sutton said anytime Mr. Haines has something, the police have always been contacted and Council takes note of the complaint. This is a problem across the country, many smaller towns don't have their own police force. The State police are doing very well by us, the problem areas are being addressed. We all have to do due diligence when we see something wrong and call the police.
 - Mr. Haines said he doesn't call because when he does, they never come out. When I found drug stuff, they told me to throw it away. This was years ago, thought they would be interested in it.
 - Mayor Sutton said every time you call it is noted and the police can note trends and hot spots.
 - CW Gorman said the key is, you said years ago. The police are very involved now and they are devoting a lot of energy to the drug problem in Townsend.
 - CM High explained that what Mr. Haines found was a big deal to him but may have been part of a bigger issue to the police. Anytime you find something, take a picture and forward it to me. The police are doing things, they have ramped up 10 times more than when I was on council 5 years ago.

- Mr. Emsley said he has properties on South Street and Commerce Street and he never sees the police on those streets. They are always sitting on Wiggins Mill Road.
- g. Parks & Recreation: CW Lorraine Gorman
 - Movie Night Under the Stars – Friday, July 7, 2017 (rain date – July 8, 2017) – Pete’s Dragon
 - I. A face painter will be there at 7:00 pm.
 - II. Lifehouse Church will be providing refreshments.
 - III. Everything is free.
 - Movie Night Under the Stars – Friday, August 18, 2017 (rain date – August 19, 2017) – “Big Friendly Giant”
 - Town Fair – Saturday, September 23, 2017 – parade @ 10:00 am, fair 11:00 – 3:00 pm
 - I. Mrs. Mobley offered to help in any way with the Town fair again this year.
 - Making progress on the rental ordinance; Dave Naples and Mr. Green have made suggestions, Council had no revisions. TA Townsend will review the ordinance and we will then schedule a public hearing.

IX. Citizens Comments & Participation - none

XII. Adjournment: 8:24 pm – CM Hatton motioned, CM High seconded with unanimous vote.
